



**COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR**
KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 437
LOS ANGELES, CA 90012



MARK J. SALADINO
TREASURER AND TAX COLLECTOR

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

August 31, 2010

17 August 31, 2010

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Dear Supervisors:

**AGREEMENT TO PURCHASE
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTIES
SUPERVISORIAL DISTRICT 5 - AGREEMENT 2647
(3 VOTES)**

SUBJECT

The Mountains Recreation & Conservation Authority is seeking to buy two (2) tax defaulted properties through the Chapter 8 Agreement sale process. The Chapter 8 Agreement sale is designed to allow eligible government agencies and non-profit organizations the opportunity to buy tax defaulted properties for a qualifying public purpose or benefit. The Mountains Recreation & Conservation Authority intends to utilize the properties for permanent open space, wildlife habitat and public parkland purposes.

IT IS RECOMMENDED THAT YOUR BOARD:

Approve and instruct the Chair to sign the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" properties being acquired by the Mountains Recreation & Conservation Authority (public agency) pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcel and any remaining tax balance to be cancelled from the existing tax rolls; and approve publication of the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" properties.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The properties described in the agreement may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code and with the policy adopted by Board action

on November 24, 1970. Exhibit "A" attached to the Agreement, indicates the legal description and selling price of the parcels.

Upon approval, the attached agreement is to be signed by the Chair and returned to the Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreement as to form.

The Chapter 8 Agreement sale procedure permits public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties without the necessity of a public auction. The properties described in this letter will be acquired by one (1) public agency. The agreement is with the Mountains Recreation & Conservation Authority, which intends to utilize the properties for permanent open space, wildlife habitat and public parkland purposes.

Implementation of Strategic Plan Goals

Approval of the agreement is in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are recovered, and limited-use parcel is identified for appropriate public purposes.

FISCAL IMPACT/FINANCING

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcel. Any remaining tax balance will be cancelled from the existing tax roll.

Existing appropriation is available in the Treasurer and Tax Collector budget for publication costs. Publishing, in accordance with Section 3798 of the Revenue and Taxation Code, is the most cost-effective method of giving adequate notification to parties of interest.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

Attachment "A" is a summary of the public agency's purchases. This attachment indicates the affected Supervisorial District and the public use for which the properties are being acquired. County Counsel has approved the agreement as to form. Attached to the agreement are the Assessor's parcel maps showing the dimensions and general location of the affected parcels.

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the properties pursuant to Section 3799 of the Revenue and Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) successive weeks in a newspaper of general circulation published in the County.

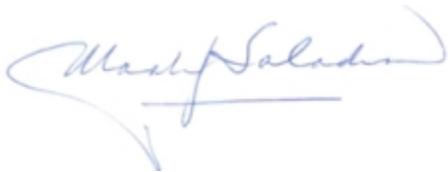
IMPACT ON CURRENT SERVICES (OR PROJECTS)

No impact.

CONCLUSION

Upon approval of the attached agreement forms, the Department of Treasurer and Tax Collector will need all original documents returned for submission to the State Controller, as the State Controller's Office has the final approval of this and all Chapter 8 Agreements.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Mark J. Saladino", with a horizontal line underneath the name.

MARK J. SALADINO
Treasurer and Tax Collector

MJS:DJD:af

Enclosures

c: Assessor
Auditor-Controller
Chief Executive Officer
County Counsel
Executive Officer, Board of Supervisors

**SUMMARY OF PUBLIC AGENCY'S PURCHASE
FIFTH SUPERVISORIAL DISTRICT**

AGREEMENT NUMBER 2647

AGENCY

Mountains Recreation & Conservation Authority
Public Agency

Selling price of these parcels
shall be \$ 2,993.00

Public Agency intends to utilize
these properties for permanent
open space, wildlife habitat and
public parkland purposes.

| <u>SUPERVISORIAL DISTRICT</u> | <u>LOCATION</u> | <u>PARCEL NUMBER</u> | <u>MINIMUM BID</u> |
|-----------------------------------|-----------------------|--------------------------|------------------------|
| 5 TH | COUNTY OF LOS ANGELES | 2818-009-010 | \$ 1,151.00 |
| 5 TH | COUNTY OF LOS ANGELES | 3318-003-035 | \$ 1,842.00 |

AGREEMENT NUMBER 2647

**MOUNTAINS RECREATION &
CONSERVATION AUTHORITY**

FIFTH SUPERVISORIAL DISTRICT



MOUNTAINS RECREATION & CONSERVATION AUTHORITY
 Ramirez Canyon Park
 5810 Ramirez Canyon Road
 Malibu, CA 90265
 Phone (310) 589-3230 Fax (310) 589-3237

December 16, 2008

| DISTRICT | LOCATION | AGREEMENT |
|----------|-----------------------|-----------|
| 5 | County of Los Angeles | 2647 |

Mr. Stan Redins
 Los Angeles County Treasurer and Tax Collectors Office
 225 North Hill Street, Room 130
 P.O. Box 512102
 Los Angeles, California 90051-0102

**Reservation of Tax Defaulted Properties for Public Purposes
 2009A Tax Sale**

Dear Mr. Redins:

The Mountains Recreation and Conservation Authority (MRCA) is authorized to enter Chapter 8 Agreements with Los Angeles County and has reviewed the list of surplus properties from the above referenced public auction. The MRCA officially elects to reserve from sale the 50 parcels on the list attached, under the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code. All of the properties are being acquired for permanent open space, wildlife habitat, and public parkland purposes.

A check in the amount of \$5,000 is attached to cover the \$100 per parcel fee for these 50 parcels.

All of the acquisitions are for park and open space purposes. If you have any questions, please contact me at (310) 589-3200 ext. 128 or Chris Trumpy, Project Analyst, at ext. 263 regarding this matter. Thank you for your assistance.

Sincerely,

Chris Trumpy
 Project Analyst

Received AMM 12/17/08

**MRCA Reservation of Tax Defaulted Properties for Public Purposes
2009A sealed bid Tax Sale**

| DISTRICT | APN | Purpose | |
|--------------|--------------|--|--|
| 3 | 2061-021-033 | Permanent Open Space and Public Parkland | CITY OF ALCOURA HILL |
| | 2061-025-045 | Permanent Open Space and Public Parkland | |
| | 2166-011-018 | Permanent Open Space and Public Parkland | CITY OF LOS ANGELES |
| | 2166-011-021 | Permanent Open Space and Public Parkland | |
| | 2172-014-030 | Permanent Open Space and Public Parkland | |
| | 2184-025-035 | Permanent Open Space and Public Parkland | |
| 5 | 2818-006-015 | Permanent Open Space and Public Parkland | COUNTY OF LOS ANGELES |
| | 2818-008-019 | Permanent Open Space and Public Parkland | |
| | 2818-009-010 | Permanent Open Space and Public Parkland | |
| | 2841-004-059 | Permanent Open Space and Public Parkland | CITY OF STA. CLARITA |
| | 2841-004-060 | Permanent Open Space and Public Parkland | |
| | 2841-004-061 | Permanent Open Space and Public Parkland | |
| | 2841-004-063 | Permanent Open Space and Public Parkland | |
| | 3209-005-053 | Permanent Open Space and Public Parkland | COUNTY OF LOS ANI |
| | 3318-003-035 | Permanent Open Space and Public Parkland | |
| | 3 | 4371-005-004 | Permanent Open Space and Public Parkland |
| 4371-018-002 | | Permanent Open Space and Public Parkland | |
| 4371-020-025 | | Permanent Open Space and Public Parkland | |
| 4371-042-005 | | Permanent Open Space and Public Parkland | |
| 4379-003-010 | | Permanent Open Space and Public Parkland | |
| 4379-022-009 | | Permanent Open Space and Public Parkland | |
| 4379-022-010 | | Permanent Open Space and Public Parkland | |
| 4379-022-020 | | Permanent Open Space and Public Parkland | |
| 4379-022-021 | | Permanent Open Space and Public Parkland | |
| 4380-015-013 | | Permanent Open Space and Public Parkland | |

3

| | |
|--------------|--|
| 4380-015-042 | Permanent Open Space and Public Parkland |
| 4380-017-019 | Permanent Open Space and Public Parkland |
| 4380-017-051 | Permanent Open Space and Public Parkland |
| 4380-031-007 | Permanent Open Space and Public Parkland |
| 4380-031-008 | Permanent Open Space and Public Parkland |
| 4434-005-024 | Permanent Open Space and Public Parkland |
| 4438-003-017 | Permanent Open Space and Public Parkland |
| 4438-026-004 | Permanent Open Space and Public Parkland |
| 4438-034-008 | Permanent Open Space and Public Parkland |
| 4438-035-012 | Permanent Open Space and Public Parkland |
| 4441-026-008 | Permanent Open Space and Public Parkland |
| 4442-011-002 | Permanent Open Space and Public Parkland |
| 4444-011-005 | Permanent Open Space and Public Parkland |
| 4444-011-006 | Permanent Open Space and Public Parkland |
| 4444-011-008 | Permanent Open Space and Public Parkland |
| 4455-021-057 | Permanent Open Space and Public Parkland |
| 4456-027-006 | Permanent Open Space and Public Parkland |
| 4456-027-009 | Permanent Open Space and Public Parkland |
| 4456-027-022 | Permanent Open Space and Public Parkland |
| 4471-027-002 | Permanent Open Space and Public Parkland |
| 4471-027-004 | Permanent Open Space and Public Parkland |
| 4471-027-005 | Permanent Open Space and Public Parkland |
| 5582-005-026 | Permanent Open Space and Public Parkland |
| 5585-001-024 | Permanent Open Space and Public Parkland |
| 5585-012-006 | Permanent Open Space and Public Parkland |

CITY
OF
LOS
ANGELES

COUNTY
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CITY
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Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

A. Purchaser Information

1. Name of Organization: Mountains Recreation and Conservation Authority
2. Corporate Structure – check the appropriate box below and provide corresponding information:
 - Nonprofit – provide Articles of Incorporation
 - Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)

B. Purchasing Information

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:

Category A: Parcel is currently scheduled for a Chapter 7 tax sale

- No Purchase – State / county / taxing agency registering objection to preserve lien only
- Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien
- Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose
- Purchase by nonprofit for low-income housing or to preserve open space

Category B: Parcel is *not* currently scheduled for a Chapter 7 tax sale

- Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose
- Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

C. Property Detail

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly:

1. County where the parcel(s) is located: Los Angeles
2. List each parcel by Assessor's Parcel Number: 2818-009-010 ; 3318-003-035
3. State the purpose and intended use for each parcel: Permanent Open Space and Public Parkland

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer


Authorized Signature

Chief Deputy Executive Officer
Title

April 20, 2010
Date

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY

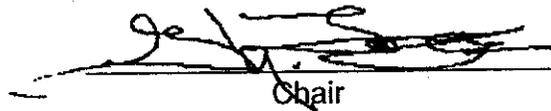
April 14, 2010 — Agenda Item V(f)

Resolution No. 10-42

**RESOLUTION OF THE GOVERNING BOARD OF THE MOUNTAINS RECREATION
AND CONSERVATION AUTHORITY AUTHORIZING THE ACQUISITION OF
PARCELS IN LOS ANGELES COUNTY CHAPTER 8 AGREEMENT NO. 2647,
USING PUBLIC, PRIVATE, AND MITIGATION FUNDS,
CHATSWORTH-DEERLAKE HIGHLANDS AND
ANTELOPE VALLEY, UNINCORPORATED
LOS ANGELES COUNTY**

Resolved, That the Governing Board of the Mountains Recreation and Conservation Authority hereby:

1. FINDS that the properties in Chapter 8 Agreement No. 2647 are important for a combination of ecological, viewshed, and watershed values.
2. FINDS that the proposed actions are categorically exempt from the provisions of the California Environmental Quality Act.
3. ADOPTS the staff report and recommendation dated April 14, 2010.
4. AUTHORIZES the use of public, private, and mitigation funds for acquisition of APNs 2818-009-010 and 3318-003-035 in Chapter 8 Agreement 2647.
5. AUTHORIZES the Executive Officer to do any and all acts necessary to carry out this resolution and any recommendations made by the Governing Board.


Chair

AYES: Hayduk, Hasenauer, Lange

NOS: none

ABSTAIN: none

Agenda Item V(f)
April 14, 2010
Page 2

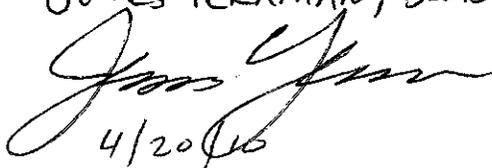
ABSENT: Daniel

I HEREBY CERTIFY that the foregoing resolution was adopted at a special meeting of the Governing Board of the Mountains Recreation and Conservation Authority, duly noticed and held according to law, on the 14th day of April, 2010.

Date: 4/14/10


Executive Officer



James Teranian, Board Secretary, MRCA

4/20/10

MISSION STATEMENT

The Mountains Recreation and Conservation Authority (MRCA) is a local government public entity established in 1985 pursuant to the Joint Powers Act. The MRCA is a local partnership between the Santa Monica Mountains Conservancy, which is a state agency established by the Legislature, and the Conejo Recreation and Park District and the Rancho Simi Recreation and Park District both of which are local park agencies established by the vote of the people in those communities.

The MRCA is dedicated to the preservation and management of local open space and parkland, watershed lands, trails, and wildlife habitat. The MRCA manages and provides ranger services for almost 50,000 acres of public lands and parks that it owns and that are owned by the Santa Monica Mountains Conservancy or other agencies and provides comprehensive education and interpretation programs for the public.

The MRCA works in cooperation with the Conservancy and other local government partners to acquire parkland, participate in vital planning processes, and complete major park improvement projects. The MRCA provides natural resources and scientific expertise, critical regional planning services, park construction services, park operations, fire prevention, ranger services, educational and leadership programs for thousands of youth each year, and is one of the lead agencies providing for the revitalization of the Los Angeles River.

2818 9

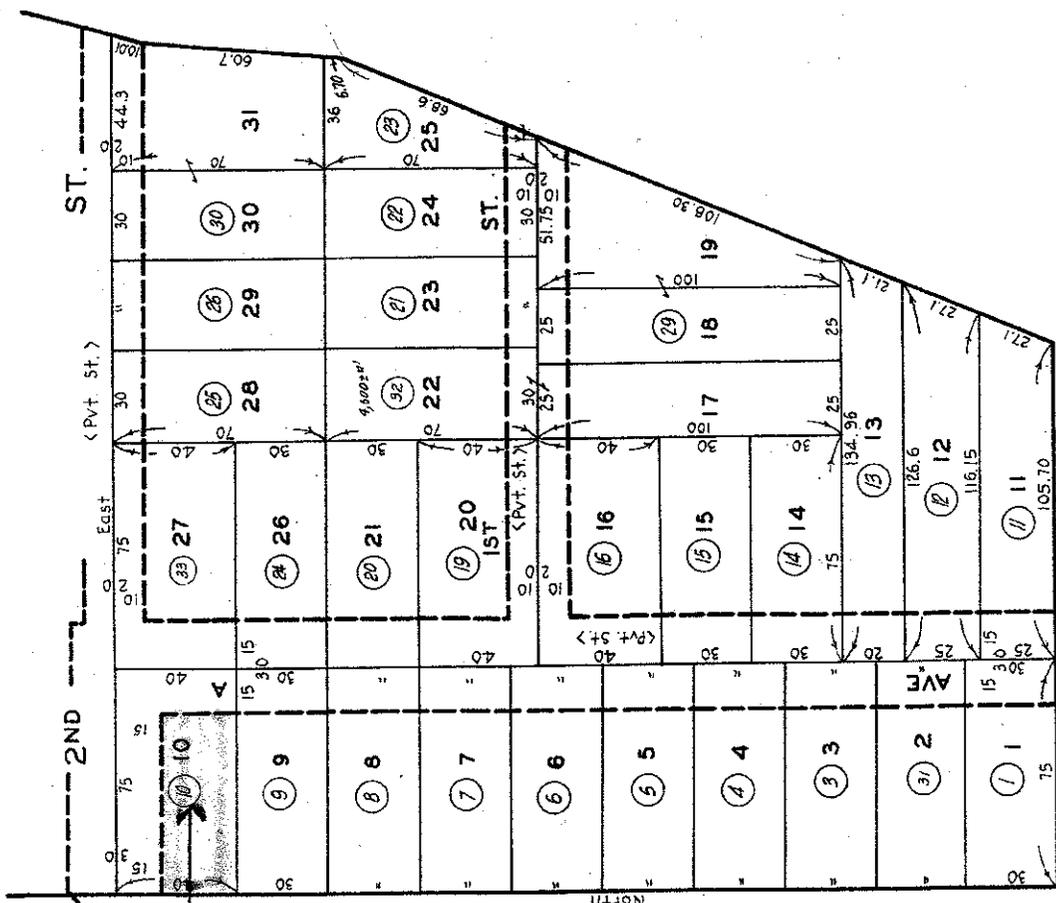
SCALE 1" = 40'

1999

SAUGUS RD.
(Pvt. St.)

PIQ

REVISED
8-24-65
68031
88041007
88081406017003-02



AMENDED MAP OF
DEER LAKE HIGHLANDS
UNIT NO. 5
L. S. 24 -17

CODE
1642

FOR PREV. ASSMT. SEE: 744 -16

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

INTERIM

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this 31st day of August, 2010, by and between the Board of Supervisors of Los Angeles County, State of California, and the **MOUNTAINS RECREATION AND CONSERVATION AUTHORITY** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN
County Counsel

By [Signature]
Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

X: ID:Chptr 8 Pubagency form
Revised 6/24/03

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

17 **AUG 31 2010**

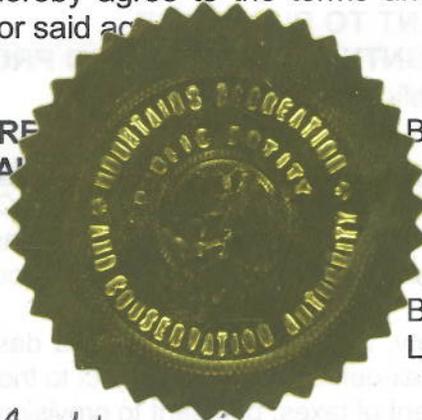
[Signature]
SACHI A. HAMAI
EXECUTIVE OFFICER

AGREEMENT NUMBER 2647

77404

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said ac

ATTEST:
MOUNTAINS RECREATION
CONSERVATION A



By *Paul Di*
Chief Deputy Executive Officer

(Seal)

Board of Supervisors
Los Angeles County

ATTEST:

By *Sachi A. Hamai*
Clerk of the Board of Supervisors

By *Gloria Nobria*
Chair of the Board of Supervisors

By *Lachelle Amitherman*
Deputy
(seal)

I hereby certify that pursuant to Section 25103 of the Government Code, delivery of this document has been made.

SACHI A. HAMAI
Executive Officer
Clerk of the Board of Supervisors

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code governing body of the City of N/A hereby agrees to the selling price as provided in this agreement.

By *Lachelle Amitherman*
Deputy

ATTEST:



City of N/A

(seal)

By _____
Mayor

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

Masly Salas
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ___ day of _____, 20__.

By: _____, STATE CONTROLLER

77404

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2647

EXHIBIT "A"

| <u>LOCATION</u> | <u>FIRST YEAR DELINQUENCY</u> | <u>DEFAULT NUMBER</u> | <u>PURCHASE PRICE</u> | <u>PURPOSE OF ACQUISITION</u> |
|--------------------------|-------------------------------|-----------------------|-----------------------|---|
| COUNTY OF LOS ANGELES | 2004 | 2818-009-010 | \$1,151.00* | OPEN SPACE, WILDLIFE HABITAT AND PUBLIC PARKLAND |

LEGAL DESCRIPTION

LOT 2 IN NW 1/4 NE 1/4 AND NE 1/4 LOT 3 IN NE 1/4 NW 1/4 OF SEC 4 T1N R13W

| | | | | |
|--------------------------|------|--------------|-------------|---|
| COUNTY OF LOS ANGELES | 2002 | 3318-003-035 | \$1,842.00* | OPEN SPACE, WILDLIFE HABITAT AND PUBLIC PARKLAND |
|--------------------------|------|--------------|-------------|---|

LEGAL DESCRIPTION

S 1/2 OF N 1/2 OF E 1/2 OF E 1/2 OF E 1/2 OF N 1/2 OF LOT 2 IN NW 1/4 OF SEC 5 T 8N R 8W

* The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.